Expiry Date - 15/04/2025
Extension of Time - 16/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0080/25 **Recommendation: – APPROVE**

Site: 2 Weald Place Worthing West Sussex BN13 2FA

Proposal: Proposed loft conversion with east side dormer.

Date of Site Visit: 06/03/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the south side of Weald Place, a recently constructed development within a residential area of Worthing. The property comprises a two storey, semi-detached house with brick elevations and a tiled pitched roof. The property is set back from the road behind a hedge, small front garden and parking space. There is a garden to the rear enclosed by tall fencing.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a dormer to the east side measuring approximately 3.4m wide x 2.45m high x 2.5m deep. The dormer would be finished in tile hanging to match the existing roof and would have a window to the east side serving a bedroom.

The application has been significantly amended since the original submission, omitting the rear Juliet balcony and significantly reducing the scale of the side dormer.

Relevant Planning History:

AWDM/1522/16 - Construction of 10 dwellings (9 no. three bedroom and 1 no. four bedroom) with associated access from Raglan Avenue and landscaping
STATUS: Application Permitted 22nd December 2016.

AWDM/0386/17 - Non-Material Amendment to new housing development permitted under AWDM/1522/16 for revisions to fenestration to Plot 1, roof profiles and footprints to Plots 2, 3, 5, 6, 8 and 9, and verge details to Plots 1-9 and introduction of gable vents to Plots 2 and 9.
STATUS: Application Permitted 19th April 2017.

AWDM/1009/17 - Variation of Condition 3 of AWDM/1522/16 for 10 dwellings to allow the construction of the vehicular access to be constructed in accordance with plans

and details to be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.
STATUS: Application Permitted 25th August 2017.

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The property is within a recently constructed estate consisting of two storey houses of varying design and similar materials. Some of these properties feature small gable dormers to the front. The application property and the house opposite both have a pitched roof design with gables to the front and rear.

The proposed dormer is of flat roof design and located on the east roof slope. The original proposal was for a dormer that extended almost the full length of the roof which would have been extremely prominent and entirely out of keeping with its surroundings. The application was amended to reduce the width of the dormer by 4.25m and set it back towards the rear of the property. The reduced width and set back position would result in the majority of the dormer being screened from view by the hipped roof property immediately to the east. The amendments are considered to have significantly reduced the impact of the development in terms of visual amenity. The dormer would no longer dominate the roofscape or detract from the character of the street scene and is acceptable in this context.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the east side at No.1 Weald Place and to the rear within the flats at Highdown Court.

There are no openings to the side of No.1 and there would be no overshadowing or loss of privacy as a result of a dormer in this location. The application property extends slightly further to the rear than No.1 and therefore the dormer has been set in from the rear edge of the roof to prevent views across the neighbour's garden.

The Juliet balcony originally proposed to the rear within the roof has been removed from the proposal following concerns that this would result in overlooking to residents in the flats to the rear. There are no windows to the rear of the dormer and no overlooking would occur.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to the condition:-

1. Drawing Numbers
2. Standard time limit
3. Tiles to match existing roof tiles
4. No openings to rear elevations of dormer
5. Dormer position not to extend beyond rear roof or forwards of central ridge of No.1 Weald Place

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Amanda Haslett	Date: 16/09/25
Authorised by:	Peter Barnett	Date: 16 September 2025